

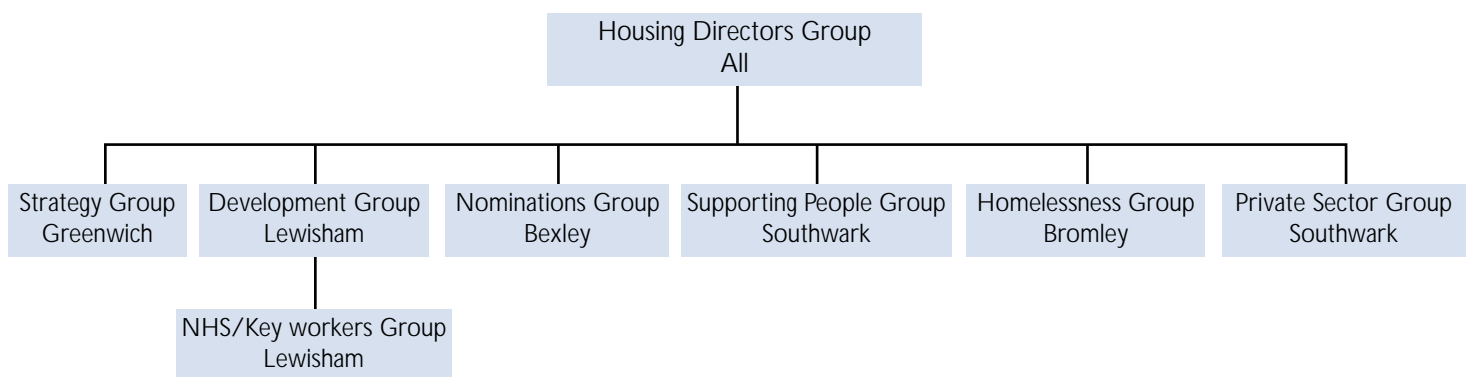


South East London housing strategy summary



2003 - 2006

The South East London Housing Strategy provides a framework and action plan to deliver housing services across South East London, covering the Boroughs of Bexley, Bromley, Greenwich, Lewisham and Southwark. It has been developed through partnership working, and various working groups have been established to take the initiatives forward.



Our aim is to develop better understanding of housing needs across the sub-region, inform the developing sub-regional strategic approach within the Thames Gateway and influence the distribution of resources under the London Housing Strategy both to the region as a whole and in the sub-region itself. It is not intended to replace each Borough's own strategy but act as a coordinating document for the sub-region.

The strategy complements each Borough's housing strategies and aims to:

- Raise standards across the sub-region to the level of the best by sharing good practice, for example in design and development standards;
- Pool expertise and resources to better enable the sub-region to meet housing needs;
- Maximise the provision of affordable housing by seizing best sub-regional opportunities;
- Address wider equality and diversity issues across the sub-region;

- Improve understanding of and opportunities for choice and mobility; and
- Link cross-Borough issues on transport and economic development.

Strategic Objectives

Our objectives set out our vision to improve delivery of housing services in South East London. Ensuring diverse needs are addressed is central to the development of sub-regional working and is an integral part of each of these objectives.

- ***Increase the supply of housing and affordable housing and promote choice***

To ensure that there are sufficient homes of all tenures to meet housing need in the sub-region, while maintaining quality. This includes meeting supported housing needs, housing needs of key workers and promoting choice.

- **Ensure that all tenants of social housing in South East London have access to a decent home by 2010**

To ensure that all social rented housing is of a decent standard.



- **Promote quality homes in the private sector**

To ensure that housing for vulnerable tenants in the private sector meets the decent homes standard and is well managed. Explore potential for increasing resources for cash-poor homeowners to enable them to maintain and improve the condition of their homes.

- **Create sustainable communities**

To use housing and regeneration resources to promote balanced and vibrant communities that people are proud to live in, and which protect the well being of residents. To seek opportunities to work together to promote liveability, particularly in cross-border areas.

- **Reduce homelessness and promote the use of appropriate temporary accommodation**

To prevent homelessness through advice and proactive measures, and to seek alternatives to bed & breakfast accommodation for families.

Tackling inequalities

More than one in five of the population in SE London comes from non-white ethnic groups.

This is a higher proportion than for both London and the whole of England. Nearly 200,000 South East London residents - 16% of the population - have a limiting long-term illness. These facts underline the importance of considering the equalities implications of the South East London Housing Strategy.

As a sub-regional group we have the potential to impact positively upon many groups facing disadvantage and poor life chances. For example, members of Black and Minority Ethnic Communities are over-represented among those applying as homeless (at least 38% of homeless applications, according to GLA figures). *Increasing the supply of housing and affordable housing* will help meet the needs of those in housing need, including those who are homeless. *By reducing homelessness and promoting the use of appropriate temporary accommodation* we will ameliorate some of the negative experiences of homelessness.

However, for other groups within our communities, it is more difficult to monitor and evaluate likely impacts. Through our analysis of housing needs we will consider what additional actions we can take on a sub-regional basis to meet diverse needs more comprehensively. Individual councils will also monitor and evaluate the impact of these joint actions on their own borough's communities.

Moving it forward

Key to the strategy is development of a better understanding of housing needs across the sub-region to inform strategic decisions.

We believe that by sharing information we will achieve a better understanding of the housing needs of the diverse communities in South East London, including those numerically smaller black

and minority ethnic groups and those with special housing needs. The following areas for joint working have been identified:

- Map borough information on housing needs of key workers, BME groups, special needs groups and identify information gaps;
- Commission cross-borough analysis of boroughs' housing needs surveys, in particular to gain a clearer picture of the needs of BME and special housing needs groups, where numbers in individual borough samples are too small to draw robust statistical inference;
- Commission joint research on housing needs of specific groups;
- Develop better understanding of the sub-regional housing market and mobility patterns;
- Map specialist BME and supported housing

providers of housing and support services and support groups to ensure sub-regional networking and a robust consultation reference point when developing sub-regional housing.

We have set ourselves an ambitious work programme over the four years that the strategy covers. This is set out in the Action Plan opposite.

If you would like to find out more about the strategy or the work detailed please contact:

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Action Plan 2003-2006

Action	Target date
Taking the SELHS forward	
Draft SELHS for consultation with partners and stakeholders politically agreed by all 5 Boroughs.	November 2003
Review of SELHS completed and new 3 year action plan formally adopted including completion of Equality Impact Assessments.	March 2005
Develop better understanding of housing needs across the sub-region to inform strategic decisions	
Complete mapping of existing borough information on key workers, BME and special housing needs groups.	June 2004
Identify and map housing needs of the main BME communities in South East London.	June 2004
Commission cross-Borough analysis of Borough housing need surveys.	March 2004
Produce South East London housing market analysis and housing needs assessment	March 2005
Map BME providers of housing and support services and support groups.	August 2004
Strategic Objective 1 Increase the supply of housing and affordable housing and promote choice	
Agree sites for new developments in 2004/5.	December 2003
Agree joint nomination priorities to sub-regional developments.	March 2004
Agree common affordability criteria for shared schemes.	October 2003
Develop SEL register for shared equity schemes and joint marketing.	March 2004
Complete mapping of housing association stock and activity.	March 2004
Develop SE key worker strategy	June 2004
Establish sub-regional partnership with housing associations and publish guide for housing associations.	August 2004
Agree indicative housing bed size and tenure mix for new developments based on South East London housing needs assessment.	August 2004
Agree basis for supported housing schemes.	October 2003
Agree basis for support to and involvement of BME RSLs in developments to meet identified needs.	June 2004

Action	Target date
Develop a sub-regional housing mobility scheme linked to low demand areas in other parts of the country.	March 2005
Complete evaluation of potential to promote housing mobility across boroughs in the sub-region.	July 2004
Complete audit of good practice around choice-based lettings	September 2004
Map borough allocation schemes and explore potential for increasing choice at sub-regional level	October 2004
Undertake analysis of high cost and value for money for SP services across south east London	By March 2004
Formally agree the joint development priorities for Supporting People with respective commissioning bodies.	May 2004
Identify possible joint revenue funding commitments from each borough to invest in new developments	May 2004
Produce capital development guide for partner RSLs on joint SP priorities.	June 2004
Identify groups where housing needs could be better met on a sub-regional rather than local authority basis.	August 2004
Schemes to meet identified needs on a sub-regional basis in development pipeline.	March 2005
Strategic Objective 2	
Ensure that all tenants of social housing in South East London have access to a decent home by 2010	
Complete mapping of housing association non-decent homes in sub-region.	March 2004
Consider with RSLs priority for investment in their own stock.	September 2004
Strategic Objective 3	
Promote quality homes in the private sector	
Establish SEL private sector group	November 2003
Agree sub-regional bid(s) to London Housing Board for resources for private sector renewal	January 2004
South East London programme of joint action around private sector renewal agreed.	June 2004
Identify baseline private sector housing condition data.	October 2004
Investigate developing an approved list of small builders	October 2004
Agree SEL approach to landlord accreditation	October 2004

Action	Target date
Develop SEL approach to equity release package	December 2004
Produce sub-regional information for landlords and private tenants.	October 2004
Explore potential to develop joint approaches to bring empty property back into use.	October 2004
Develop common standards and approach for out of borough placements	October 2004
Develop sub-regional TSHG programme	Ongoing
Develop programme to improve the energy efficiency of private sector homes and reduce fuel poverty	October 2004
Strategic Objective 4 Create sustainable communities	
Develop health impact assessment tool kit for new housing development and regeneration schemes	September 2004
Hold South East London community safety event	December 2004
Establish a South East London programme of joint training / mentoring	Summer 2004
Explore potential for sub-regional work with travellers.	October 2004
Strategic Objective 5 Reduce homelessness and promote the use of appropriate temporary accommodation	
Establish SEL homelessness group	October 2003
Programme of action around homelessness prevention and temporary accommodation supply agreed, including TSHG programme.	March 2004
Map borough mediation services	March 2004
Agree South East London approach to private sector leasing	October 2004
Explore potential for debt counselling services	October 2004



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